

BK 6168 PG 064

WARRANTY DEED

005700

NO TRANSFER  
TAX PAID

Randall H. Gifford, Jr., Roger R. Gifford, and John C. Gifford, Trustees of

Gifford's Realty Trust, of 25 Hathaway Street, Skowhegan, Somerset County, Maine, 04976, for consideration paid, grant to R. Gifford Family Limited Partnership, a

Maine Limited Partnership, of 25 Hathaway Street, Skowhegan, Maine 04976, with

WARRANTY COVENANTS three tracts of land in Waterville, Kennebec County, Maine,

bounded and described as follows:

TRACT ONE

Certain lots or parcels of land, with the buildings thereon, situated in Waterville, Kennebec County, Maine, bounded and described as follows, to wit:

PARCEL ONE:

Commencing at an iron pin in the southeasterly line of Silver Street, Waterville, Maine, which iron pin marks the westerly corner of the Warren lot, so called, and the northerly corner of land formerly of Eliza DeF. Adams, thence running on a true bearing S 50° 36' W in said southeasterly line of Silver Street one hundred forty-five and four-tenths feet (145.4') to a granite monument.

Thence deflecting to the left 88° and 40', and running two hundred forty-one and two-tenths (241.2') to a granite monument.

Thence deflecting to the right 21° and 42' and running seventy-five and six-tenths feet (75.6') feet to a granite monument.

Thence deflecting to the left 66° and 10' and on a true bearing S 82° 32' E, along the southerly side of a row of trees running two hundred fifty-seven feet (257'), more or less, to a ditch. Thence running northeasterly along said ditch about sixty-one feet (61'). Thence on a true bearing N 46° 19' W four hundred ninety-three feet (493'), more or less, to an iron pin at the point of beginning. This line being the southwesterly line of the Warren lot, so called.

These premises are subject to the Release Deed of Webber's Ices to Ann Rummel, for and during her lifetime, of the dwelling house where she has heretofore resided, which deed is dated January 15, 1974, and recorded in the Kennebec County Registry of Deeds in Book, 1702, Page 258.

PARCEL TWO:

Being a triangular piece of land bounded on the south by land now or formerly of Lottie Vigue, northeasterly by property formerly of Lewis LaPrice, now or formerly owned by Napoleon LaPrice, and northwesterly by property now or formerly of Webber's Ices.



PERKINS, TOWNSEND, SHAY & TALBOT, P.A. • ATTORNEYS AT LAW  
COURT AND HIGH STREETS • P. O. BOX 467 • SKOWHEGAN, MAINE 04976

38-202  
38-204

PARCEL THREE:

Assuming that Silver Street in said Waterville, runs in a north-south direction, beginning at a point in the north line of land now or formerly of Whitcomb Rummel which point marks the southwesterly corner of the premises herein conveyed and which point is thirty feet (30') easterly from the southeast corner of lot identified as No. 5 on a Plan recorded in the Kennebec County Registry of Deeds made for the Waterville Loan & Building Association by Green & Wilson on May 10, 1919, to which reference is hereby made, and which Lot No. 5 is the first parcel described in a warranty deed to Romeo J. Bolduc and Marion R. Bolduc from Napoleon LaPrice dated August 10, 1956, and recorded in the Kennebec County Registry of Deeds; thence in an easterly direction along the northerly line of land of said Rummel a distance of approximately two hundred ten feet (210') to land of the City of Waterville; thence in a northwesterly direction along the westerly line of land of the City of Waterville to the southeast corner of land now or formerly of Robert Dunn; thence in a westerly direction along the southerly line of land of said Robert Dunn to a point which is thirty feet (30') easterly of an iron pin set in the east side of land of said Robert Dunn which land of said Robert Dunn is Lot No. 4 on said Plan of Waterville Loan & Building Association above referred to; thence in a southerly direction passing five feet (5') easterly of the easterly end of a certain garage building a distance of sixty-five feet and eleven inches (65' 11"), more or less, to the point of beginning.

PARCEL FOUR:

Beginning on the southeasterly side of Silver Street, a strip of approximately twelve feet (12') wide extending in a southeasterly direction, the northeasterly boundary of said strip being described as follows, to wit: Commencing in the westerly corner of property believed to be owned by Blanche S. Crawford, being lot designated #1 on plan made for the Waterville Loan & Building Association by Green & Wilson, C.E., dated May 10, 1919, referred to as the Day property, and recorded in the Kennebec County Registry of Deeds; thence southeasterly along the southwesterly line of said Crawford and of Lots #2 and #3 as recorded on the aforesaid plan of Day property two hundred forty-nine and six-tenths feet (249.6') to the northwesterly line of property now believed to be owned by one LaPrice and designated as Lot #5 on the said plan, said strip being bounded southwesterly by property of the grantee herein. Also a strip of land twelve feet (12') wide running northeasterly from the southeasterly end of the foregoing strip to Silver Street and running between Lots #3 on the north and Lots #4 and #5 on the south. Also a strip approximately twenty feet (20') wide running from the northeasterly end of the previously described strip northwesterly to Silver Street and bounded on the southwesterly side by Lots #1, #2, and #3 on said plan of Day property, and bounded northeasterly by property formerly of Stinson and Drummond. Said strips being indicated on the aforesaid plan of said Day property as rights of way and which make a continuous right of way from Silver Street around Lots #1, #2, and #3 on said plan and making a passageway to Lots #4 and #5.

BEING the same premises conveyed by Webber's Ices to Randall H. Gifford, Jr., Roger R. Gifford and John c. Gifford, Trustees of Gifford's Realty Trust dated September 27, 1991, recorded in Kennebec County Registry of Deeds, Book 3985, Page 330.

TRACT TWO

Certain lots or parcels of land, with the buildings thereon, situated in Waterville, Kennebec County, Maine, bounded and described as follows, to wit:

38-202

38-204

PARCEL ONE:

Commencing at a granite monument on the southeasterly side of Silver Street, which granite monument is one hundred forty-five and four tenths (145.4) feet on a true bearing of S 50° 36' W from an iron pin; said iron pin being the northerly corner of Webber's Ices Lot and the westerly corner of the Warren Lot, so-called; thence running on a true bearing S 50° W along the southeasterly line of Silver Street two hundred seven and one-tenth (207.1) feet to a granite monument; thence deflecting to the left 100° and 45' running about one hundred sixty-one (161) feet to a granite monument; thence deflecting to the left 32° and 23' and on a true bearing S 82° 32' E along the southerly side of a row of trees running about two hundred thirteen (213) feet to a granite monument; thence deflecting to the left 113° and 50' and running seventy-five and six tenths (75.6) feet to a granite monument; thence deflecting to the left 21° and 42' and running two hundred forty-one and two tenths (241.2) feet to a granite monument, the point of beginning.

PARCEL TWO:

Westerly by Silver Street one hundred and ninety-seven feet (197) and seven (7) inches, more or less, northerly about fifty (50) rods by the homestead land of the late John Webber and by the lot now or formerly of Mrs. Warren, so-called; easterly about thirteen (13) rods by the land of the City of Waterville, called the Tomb lot; and southerly about fifty (50) rods by Grove Street; *excepting and reserving* therefrom all that portion of the foregoing described premises conveyed by Fred J. Fortier to Henry Thibeault of Waterville aforesaid and bounded and described as follows, to wit: Beginning at the southeasterly corner of the foregoing described premises; thence running westerly along the northerly line of Grove Street three hundred forty (340) feet to an iron pin set in the ground; thence in a northerly direction at right angles to Grove Street to the southerly line of the homestead land of the late John Webber; thence in an easterly direction along the southerly line of the said Mrs. Warren lot to land of the City of Waterville, called the Tomb lot; thence in a southerly direction along the westerly line of said City of Waterville land to the point of beginning.

EXCEPTING AND RESERVING, however, that part of the above-described premises conveyed by Edward E. Barker to Marie Carey by warranty deed dated June 29, 1933, and recorded in the Kennebec County Registry of Deeds in Book 688, Page 525; and also part of the above-described premises conveyed by the said Edward E. Barker to Maurice L. Berard and Nellie E. Anketell by deed dated May 17, 1938 and recorded in the Kennebec County Registry of Deeds in Book 738, Page 584; and also that part of the above-described premises conveyed by the said Edward E. Barker to Maurice L. Berard and Nellie Berard by deed dated November 22, 1938, and recorded in Kennebec County Registry of Deeds in Book 750, Page 138.

ALSO EXCEPTING AND RESERVING that part of the above-described premises that was conveyed to Rebecca W. Webber by quit-claim deed from said Edward E. Barker, said deed dated April 16, 1930, and recorded in the Kennebec County Registry of Deeds in Book 656, Page 464. The purpose of this deed was to fix the boundary lines between the land of said Webber and the said Barker.

38-202

38-204

ALSO EXCEPTING AND RESERVING the premises conveyed by Webber's Ices to Irving I. Goodof and Mary H. Goodof by deed dated February 16, 1965, and recorded in the Kennebec County Registry of Deeds in Book 1370, Page 154.

ALSO EXCEPTING AND RESERVING a parcel of land conveyed by Webber's Ices to Irving I. Goodof and Mary H. Goodof by deed dated December 25, 1967, and recorded in the Kennebec County Registry of Deeds in Book 1697, Page 45.

BEING the same premises conveyed by Webber's Ices to Randall H. Gifford, Jr., Roger R. Gifford, and John C. Gifford, Trustees of Gifford's Realty Trust, dated September 27, 1991 and recorded in Kennebec County Registry of Deeds, Book 3985, Page 334.

### TRACT THREE

A certain lot or parcel of land, together with the buildings thereon, situated in the City of Waterville, Kennebec County, State of Maine, being bounded and described as follows, to wit:

Beginning at a point on the easterly side of Silver Street at the southwest corner of the Webber Estate, so called; thence easterly along the southern line of the said Webber Estate one hundred and thirty-five (135) feet, more or less, to a marble post set in the ground; thence southerly sixty-seven (67) feet, more or less, to a marble post set in the ground; thence westerly one hundred forty-nine feet and six inches (149 feet and 6 inches), more or less, to Silver Street; thence northerly along said Silver Street seventy-seven feet and nine inches (77 feet and 9 inches), more or less, to point begun at. Subject, however, to a certain easement and right of way over the southwest corner of the lot above described and of no greater width than the roadway already allowing ingress and egress to the Edward E. Barker property, so called, to and from Silver Street.

Also another lot or parcel of land situate in Waterville and bounded and described as follows, to wit:

Beginning at the southeast corner at a marble monument which is now the point on the boundary of a lot separating the property now or formerly of Onesime Bolduc and now or formerly of Gordon A. Purdy, et al. and running easterly seventy-five (75) feet, more or less, to a marble monument; thence running sixty-six and one-half (66½) feet northerly to an iron bar driven into the ground at the foot of an Elm tree; thence running westerly along the line of property now or formerly owned by Rebecca Webber sixty-one (61) feet, more or less, to a marble monument; thence running southerly sixty-seven and one-half (67½) feet, more or less to the point of beginning.

BEING the same premises conveyed by Maxine L. Merrill to Gifford's Realty Trust by deed dated September 15, 1999, recorded in the Kennebec County Registry of Deeds in Book 6056, Page 167.

Tracts One and Two are subject to a mortgage given by Gifford's Realty Trust to Webber's Ices and Eariel Matte dated September 27, 1991, recorded in Kennebec County Registry of Deeds, Book 3985, Page 337 which the Grantee assumes and agrees to pay.

38-202

38-204

Tract Three is subject to a mortgage given by Gifford's Realty Trust to Bangor Savings Bank dated September 15, 1999 and recorded in Kennebec County Registry of Deeds, Book 6056, Page 168, which the Grantee assumes and agrees to pay.

IN WITNESS WHEREOF, the said **Randall H. Gifford, Jr., Roger R. Gifford, and John C. Gifford, Trustees of Gifford's Realty Trust**, have set their hands this 13<sup>th</sup> day of March, 2000.

Wanda Demers  
WITNESS

Wanda Demers  
WITNESS

Wanda Demers  
WITNESS

Randall H. Gifford, Jr.  
Randall H. Gifford, Jr.

Roger R. Gifford  
Roger R. Gifford

John C. Gifford  
John C. Gifford

**TRUSTEES OF GIFFORD'S  
REALTY TRUST**

THE STATE OF MAINE,  
Somerset, ss.

March 13, 2000

Before me personally appeared the above named **Randall H. Gifford, Jr., Roger R. Gifford and John C. Gifford, Trustees of Gifford's Realty Trust** and acknowledged the foregoing instrument to be their free act and deed in their said capacities, and the free act and deed of said trust.

Wanda C. Demers  
Notary Public

Wanda C Demers  
Typed Name - Notary Public

WANDA C. DEMERS  
Notary Public, Maine  
My Commission Expires March 10, 2005

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RECEIVED KENNEBEC SS.

2000 MAR 20 AM 9:00

ATTEST: Barbara Paul Means  
REGISTER OF DEEDS

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38-204